

Return to Use Initiative

2007 Demonstration Project

Rose Park Sludge Pit:

Salt Lake City, Utah

THE SITE: The Rose Park Sludge Pit site is a five-acre tract of land that is located at Rosewood Park in Salt Lake City, Utah. Utah Oil and Refining Company disposed of acidic waste sludge in an unlined pit on-site from the 1930s until 1957. Salt Lake City Corporation purchased the property in 1957. At the request of the State of Utah, EPA placed the site on the National Priorities List (NPL) in September 1983. In 1982, an intergovernmental/corporate cooperation agreement (ICCA) was signed, and construction of the remedy began. The U.S. Army Corps of Engineers oversaw the remedy construction. The remedy included constructing a bentonite slurry wall around the perimeter of the site and capping the waste material. The primary objective of the remedy was to prevent exposure to the acid waste sludge, eliminate potentially unhealthy odors and vapors, and prevent off-site migration of the sludge through surface water and ground water. EPA and the Utah Department of Environmental Quality (UDEQ) determined that the remedy, as designed and implemented, was protective of human health and the environment, and the site was deleted from the NPL in June 2003. The site is currently a state-lead site.

THE OPPORTUNITY: Rosewood Park is used frequently by residents in the Rose Park neighborhood for recreational purposes such as soccer, volleyball, baseball, tennis, and picnics. The City of Salt Lake recognized that Rosewood Park was underutilized and could become even more of an amenity to the community. The Rose Park community was in need of additional recreational areas. The City identified adding a dog park and additional parking spaces at the former Superfund site as ways that Rosewood Park could be improved. The City's plan for reusing the site accounted for maintaining protectiveness of the site's remedy during all stages of reuse, including research, design, and construction.

THE BARRIER: The site suffers from lingering Superfund site stigma. Signs posted on the southern and eastern sides of the site's fence may have had an unnecessarily alarming effect. As originally implemented, institutional controls prevented motor vehicles from entering the capped area, which meant that the City's proposal to add parking spaces on the site might not be feasible. Any type of reuse at the former Rose Park Sludge Pit site would require balancing the priorities of multiple stakeholders without compromising the protectiveness of the site's remedy.

THE SOLUTION: EPA and UDEQ have been working closely with all site stakeholders, including the City of Salt Lake and BP (the responsible party) to address concerns and facilitate discussions about reuse. The City of Salt Lake developed a design plan for a "lightweight" parking area on a portion

Barriers:

Superfund site stigma and coordination with multiple site stakeholders

Solution:

EPA and UDEQ working closely with all stakeholders to address concerns and ensure continued protectiveness of remedy



Before:

A five-acre capped parcel with public access restrictions, located inside an existing park

After:

A beautiful addition to the Rose Park neighborhood for recreational use



of the site that would not compromise the site's remedy. Site stakeholders agreed that the City's proposal to expand the adjacent park on to the site would be beneficial to the community. In addition to the new parking area, the City of Salt Lake will use existing areas of the site with fencing and low barrier walls to accommodate a dog park, which will be the first in the neighborhood where dogs can play unleashed. Existing fencing and vegetative cover make for an easy transition to a dog park. The dog park will be accessible to dogs and pedestrians but will prohibit motor vehicles from accessing the capped area. The addition of new parking spaces will also create extra surveillance of the site, since the current parking area is limited to one side of Rosewood Park. The City is also in the process of converting a property adjacent to the west side of the site into a skate park that will further add to the expanded recreational possibilities at Rosewood Park. The City will propose new language to EPA and UDEQ for the signs placed on fencing on the eastern and southern sides of the site.

THE SITE NOW: The site's remedy remains protective of human health and the environment, and appropriate institutional controls are in place and functioning. Contractors for the responsible party regularly inspect the site for cap breaches and sample ground water wells on the site, in accordance with the site's Operation and Maintenance Plan. Rosewood Park provides a buffer area between the adjacent freeway, waste water treatment plant, and residences that surround the site. The addition of the dog park and parking area will bring many added benefits to the Rose Park community.

FOR MORE INFORMATION, CONTACT: Armando Saenz, EPA Region 8 Remedial Project Manager, at (303) 312-6559 or saenz.armando@epa.gov; or Fran Costanzi, EPA Region 8 Superfund Redevelopment Coordinator, at (303) 312-6571 or costanzi.frances@epa.gov; or Michael Pereira, UDEQ Environmental Scientist, at (801) 536-4127 or mpereira@utah.gov.

